

## **NOTICE**

**The Virginia Uniform Statewide Building Code in reference to the 2000 International Residential Code, Section R401.4, requires a shrink-swell soil policy for new one and two family dwellings.**

### **MADISON COUNTY SHRINK-SWELL SOILS POLICY FOR NEW ONE AND TWO FAMILY DWELLINGS AND ADDITIONS ARE AS FOLLOWS:**

**All properties being developed for one and two family dwellings shall be checked for the presence of shrink-swell soils as a regular part of the building permit application process. This soils check, performed in the Building Official's office, shall be accomplished by locating the property in question on the applicable soils map in the "Soils Survey of Madison County" and identifying all soils with significant (high) and/or (moderate) shrink-swell potential within 500 feet of the building site. When this soils check indicates the presence of significant (high) and/or (moderate) shrink-swell potential soils, the permit applicant shall be responsible for providing the Building Official's office with a Site Specific Soils Investigation prepared by a Certified Soil Scientist or Geotechnical Engineer. Soil testing shall be in accordance with Section R403.1.8.1. When the soil investigation confirms the presence of expansive soil at the site of the proposed construction, the permit applicant shall then provide the Building Official with a footing/foundation plan, in accordance with Section R403.1.8, designed by a licensed professional engineer to overcome the limitations presented by these soils. Footing/foundation design shall meet or exceed requirements of the International Residential Code. These actions shall be taken prior to issuance of the building permit.**

**The Madison County Shrink-Swell Soil Policy will include the option for the builder or homeowner to assume (high) and/or (moderate) potential shrink-swell soils on site, rather than have a test of its soil prepared by a Certified Soil Scientist or Geotechnical Engineer. The permit applicant shall then be responsible for providing the Building Official with a footing/foundation plan designed by a licensed engineer to overcome the limitations presented by these soils.**

**Exception: For additions to one and two family dwellings or slab-on-grade accessory structures and decks where there is no indication of a shrink-swell condition for the area.**

**Property owners, builders, developers, buyers, etc. may come into the Zoning and Building Office to locate their property on the tax map for shrink-swell and type of soil.**

**If you have any questions about this policy, feel free to contact the Building Official at the Zoning and Building Office at (540)948-6102.**

**This policy will be effective January 13, 2004.**

